4147 Maryvale Drive NE
Calgary, Alberta

MLS # A2236304

$629,000

Division:	Marlborough
Type:	Residential/House
Style:	Bungalow

Size:	1,171 sq.ft.	**Age:**	1969 (56 yrs old)
Beds:	4	**Baths:**	2

Garage:	Double Garage Detached
Lot Size:	0.14 Acre
Lot Feat:	Landscaped

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions:	N/A

OPEN HOUSE SUNDAY JULY 27th 2:00-4:00!!   Opportunity knocks in Marlborough! This renovated bungalow offers 1,170 sq ft on the main floor plus a 990 sq ft illegal suite—ideal for investors or first-time buyers looking to live up and rent down. The main level features a beautifully renovated, custom-built kitchen with generous cabinetry, expansive counters, and large windows that fill the home with natural light. Stay cool in the summer with central A/C and enjoy the spacious backyard with RV parking via rear alley access. The lower level offers additional living space or rental potential, making it a smart investment. All this in a prime location close to downtown, shopping malls, and transit. A fantastic opportunity to build equity while collecting rental income!